

This document includes frequently asked questions related to TOTAL Version 3.0 which was installed on July 21, 2012. There is an additional section at the end that is focused on questions for AUS vendors. For other questions about TOTAL, refer to the TOTAL User Guide, TOTAL Developer's Guide and the general FAQ document on the TOTAL website.

What changes are included in Version 3.0?

Version 3.0 scheduled for implementation requires several additional fields, error codes and review rules. The details of these changes are outlined in the TOTAL Developer's Guide Version 3.0. Use the following link to access this guide. <http://www.hud.gov/pub/chums/aus-developers-guide.pdf>

What happens to loans that are in the pipeline prior to the release on 7/21/12?

All loans being scored for the first time will be scored under the new version. For loans previously scored by TOTAL:

- If the case number is included by the AUS, TOTAL will use the case number/assignment date to determine which version is correct.
- If the case number is not included by the AUS, TOTAL will use the version tag to determine which version it should use. If the version tag contains an invalid or obsolete version of TOTAL, TOTAL will use the current version.

Loans that were scored under the previous version will be valid for 90 days from the TOTAL version implementation date. After the 90 day period, if loans are re-run through TOTAL, they will be scored using the new version and the new fields will be required.

For loans previously scored without a case number, it is recommended that once a case number is obtained, the loan be rescored through TOTAL as soon as possible to identify any potential changes prior to endorsement.

The Gift Source requires that the source be provided for the largest donor. If there are two gifts that are equal in amount which source should be provided?

If the borrower receives two gifts from different sources that are the same amount, you can provide the source from either one.

For Non-Profit/Religious/Community gifts, it states that these are non-seller funded. Should there also be a seller-funded option?

The wording is specific because there have been instances when a seller has provided funds to a borrower through a nonprofit/religious/community organization. These types of contributions are considered seller concessions and are not acceptable to FHA.

If the borrower is paying off debt prior to closing in order to qualify for a loan, should that amount be included in the Required Investment field?

The amount provided for Required Investment should only include amounts required for the transaction itself and not include any additional debt payoff. If the borrower is paying off debt to qualify and that debt is not included in the borrower's ratios, the amount provided for Assets After Closing must be reduced by the amount used for the debt payoff.

For Seller Concession Amount, should all contributions be included or just those in excess of contribution limits (deemed concessions and resulting in a reduced sales price)?

For TOTAL, Seller Concessions are defined as the amount the seller and/or interested third party may contribute toward the buyer's closing costs, prepaid expenses, discount points, UFMIP, and Interest Rate Buydowns. All amounts should be included, not just those in excess of contribution limits.

Should Premium Pricing Amount (negative discount points) be excluded from Borrower's Paid Closing Costs and Seller Concession Amount field calculations?

Premium pricing should not be included in Borrower Paid Closing Costs or Seller Concessions, unless the credit exceeds the actual closing costs/prepays by the borrower, then the excess amount should be entered as a Seller Concession.

What is the difference between a Review Rule and an Error Code?

When a Review Rule is tripped, the loan will be Refer and require manual underwriting (Please note that there are some Review Rules in TOTAL that do not return a reason code, just a 'Refer' result). If an error code is tripped, then the loan is not scorable. The data must be corrected and then rescored through TOTAL.

AUS VENDOR Questions

Will the data formatting of the new fields be consistent relative to rounding strategies?

The Developer's Guide and the Data Fields matrix that have been provided contain information needed about number of digits. Data formats for the new fields will be consistent relative to the old fields. If extra digits are sent, they will be truncated.

Will using the test lender ID (9999999999) or test SSN would cause the required field validations to be circumvented?

Using the test lender ID (9999999999) and test SSNs will not cause the new validations to be circumvented. The edits bypassed are only for validating the lender ID and SSNs. The business rules for the new fields required in February will not be bypassed by the use of the test lender ID or test SSNs.

For field values, when there is no value to pass, should N/A or zeros be passed?

A value will need to be passed for all of the required fields and will depend on the field. Refer to the Developer's Guide for more information on specific fields.

What happens if all required fields are not provided?

The loan will receive an error code and is un-scorable.

What if the dtd element name does not match the name listed in the requirements?

The loan will receive an error code and is un-scorable.

Future Releases/MISMO

Will there be other changes made to TOTAL in the near future?

There may be a small release later this year if any changes are needed. AUS vendors will be notified in advance of any changes. The next significant release will be related to collection of MISMO data.

When will MISMO data requirements be provided?

It is expected that MISMO data requirements will be provided in the fourth quarter 2012.

Will 1003 MISMO data and AUS MISMO data be converted at the same time?

No, it is expected that the conversion will occur in two to three releases.

Will you use the MISMO credit report format? If so, when will that be implemented?

Yes, we will be moving to the MISMO credit report format. It is expected to be implemented after the implementation of the 1003 and AUS MISMO data.